

SECOND SUPPLEMENTAL MEMO TO THE REGIONAL PLANNING COMMISSION

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|-------------------------|---|----------------------|
| DATE ISSUED: | July 25, 2023 | |
| MEETING DATE: | 7/26/2023 | AGENDA 5(a) ITEM: |
| PROJECT NUMBER: | 2022-003630 (1-5) | |
| PROJECT NAME: | Multifamily Residential Parking Study | |
| SUPERVISORIAL DISTRICT: | 1-5 | |
| PROJECT LOCATION: | Countywide | |
| PROJECT PLANNER: | Alyson Stewart, Principal Planner astewart@planning.lacounty.gov | |

This item is a Director's Report on Parking & Housing, which will discuss various parking reform strategies, including Transportation Demand Management and Shared/Off-site Parking, to manage parking demand for multifamily housing.

Since the posting of the first supplemental memo on July 20, 2023, staff received thirteen additional comment letters in support of the issue, which are attached here.

Report

Reviewed By: A. Bruce Durbin

Bruce Durbin, Supervising Regional Planner

Report

Approved By: 
Connie Chung, Deputy Director

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:02 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: sporkredfox@everyactioncustom.com <sporkredfox@everyactioncustom.com>
Sent: Thursday, July 20, 2023 6:09 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

CAUTION: External Email. Proceed Responsibly.

Dear LACounty Planning Commission,

At your July 26th meeting, Planning Staff will be making a presentation to you on how parking reform promotes housing affordability. Staff will discuss a number of strategies, including transit demand management, shared parking, and importantly the reduction and/or elimination of parking minimums for new multifamily housing. As we're sure you know, the Board of Supervisors made a commitment to parking reform by including it as one of the short-term programs in the LA County Housing Element. I stand with Abundant Housing in urging you to make good on that commitment by adopting a new ordinance in the months ahead which eliminates the requirement to provide parking in new multifamily housing.

The County of Los Angeles is under an imperative to dramatically increase its housing production in order to meet its Regional Housing Needs Assessment targets. To do so it must build new housing at all income levels. Parking reform is a key tool to help local governments do just that. Research into the City of San Diego found that, when parking minimums were abolished there, the change was followed by a significant boost in the production of market-rate housing, units in 100% affordable housing projects, and affordable units in mixed-income housing projects. The increase in deed-restricted affordable units was particularly dramatic.

Reducing parking minimums also facilitates the construction of small multifamily complexes, often called "missing middle" housing. These are the small apartment buildings that may fit within the fabric of a neighborhood but for which a large parking garage would never be financially or architecturally feasible. It's important to note that empirical research has shown repeatedly that eliminating parking minimums does not eliminate the construction of off-street parking by developers. Rather, parking reform allows builders to right-size parking for their particular projects. In some cases, that means building less parking, and in some cases, none. The reduction in parking spots reduces the cost of construction, and as a consequence can dramatically decrease rents.

Finally, parking reform aligns with LA County's climate goals. Oversupply of parking incentivizes driving and increases carbon emissions. With transportation constituting the greatest source of emissions in California, parking reform holds the promise of addressing both housing affordability and climate change.

Thank you so much for your service, and please join me in supporting parking reform in LA County!

Sincerely,

Sincerely,
Nathanael Roy
9050 Carron Dr Pico Rivera, CA 90660-3566 sporkredfox@gmail.com

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:03 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: brookejohnson713@everyactioncustom.com <brookejohnson713@everyactioncustom.com>
Sent: Friday, July 21, 2023 9:11 AM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

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Sincerely,

Sincerely,
Brooke Johnson
1954 S Bedford St Apt 7 Los Angeles, CA 90034-1334 brookejohnson713@gmail.com

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:03 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: andrewcgood@everyactioncustom.com <andrewcgood@everyactioncustom.com>
Sent: Friday, July 21, 2023 1:36 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

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Thank you so much for your service, and please join me in supporting parking reform in LA County!

Sincerely,

Sincerely,
Andrew Good
189 N Marengo Ave Pasadena, CA 91101-1749 andrewcgood@gmail.com

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:03 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: cynthia@everyactioncustom.com <cynthia@everyactioncustom.com>
Sent: Friday, July 21, 2023 3:51 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

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Sincerely,

Sincerely,
Cynthia Clemons
5000 San Vicente Blvd Los Angeles, CA 90019-2914 cynthia@abundanthousingla.org

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:04 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: jake@everyactioncustom.com <jake@everyactioncustom.com>
Sent: Friday, July 21, 2023 3:55 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

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Sincerely,

Sincerely,
Jacob Pierce
1035 Figueroa Ter Los Angeles, CA 90012-4602 jake@abundanthousingla.org

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:05 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: mbrehove@everyactioncustom.com <mbrehove@everyactioncustom.com>
Sent: Friday, July 21, 2023 4:35 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

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Sincerely,

Sincerely,
Matthew Brehove
1160 N Raymond Ave Apt 3 Pasadena, CA 91103-2650 mbrehove@gmail.com

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:05 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: christopher.tokita@everyactioncustom.com <christopher.tokita@everyactioncustom.com>
Sent: Friday, July 21, 2023 5:03 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

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Sincerely,

Sincerely,
Chris Tokita
11849 Mayfield Ave Apt 101 Los Angeles, CA 90049-5743 christopher.tokita@gmail.com

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:06 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: l.a.ridings@everyactioncustom.com <l.a.ridings@everyactioncustom.com>
Sent: Friday, July 21, 2023 5:49 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

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Thank you so much for your service, and please join me in supporting parking reform in LA County!

Sincerely,

Sincerely,
Leslie Ridings
3030 Valle Vista Dr Apt 11 Los Angeles, CA 90065-4473 l.a.ridings@gmail.com

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:07 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: dejaybe@everyactioncustom.com <dejaybe@everyactioncustom.com>
Sent: Friday, July 21, 2023 9:26 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

CAUTION: External Email. Proceed Responsibly.

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Sincerely,

Sincerely,
David Barboza
7239 Comstock Ave Whittier, CA 90602-1353 dejaybe@gmail.com

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:07 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: marek.slipski@everyactioncustom.com <marek.slipski@everyactioncustom.com>
Sent: Saturday, July 22, 2023 9:24 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

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Sincerely,

Sincerely,
Marek Slipski
2392 Marengo Ave Altadena, CA 91001-2953 marek.slipski@gmail.com

Alyson Stewart

From: Rafael Andrade
Sent: Monday, July 24, 2023 7:07 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: ryank.pf@everyactioncustom.com <ryank.pf@everyactioncustom.com>
Sent: Sunday, July 23, 2023 9:50 AM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

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Sincerely,

Sincerely,
Ryan Koyanagi
1210 Redwood View Dr Pomona, CA 91766-4117 ryank.pf@gmail.com

Alyson Stewart

From: Rafael Andrade
Sent: Tuesday, July 25, 2023 7:10 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: mycasaisyourcasa1@everyactioncustom.com <mycasaisyourcasa1@everyactioncustom.com>
Sent: Monday, July 24, 2023 4:22 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

CAUTION: External Email. Proceed Responsibly.

Dear LACounty Planning Commission,

At your July 26th meeting, Planning Staff will be making a presentation to you on how parking reform promotes housing affordability. Staff will discuss a number of strategies, including transit demand management, shared parking, and importantly the reduction and/or elimination of parking minimums for new multifamily housing. As we're sure you know, the Board of Supervisors made a commitment to parking reform by including it as one of the short-term programs in the LA County Housing Element. I stand with Abundant Housing in urging you to make good on that commitment by adopting a new ordinance in the months ahead which eliminates the requirement to provide parking in new multifamily housing.

The County of Los Angeles is under an imperative to dramatically increase its housing production in order to meet its Regional Housing Needs Assessment targets. To do so it must build new housing at all income levels. Parking reform is a key tool to help local governments do just that. Research into the City of San Diego found that, when parking minimums were abolished there, the change was followed by a significant boost in the production of market-rate housing, units in 100% affordable housing projects, and affordable units in mixed-income housing projects. The increase in deed-restricted affordable units was particularly dramatic.

Reducing parking minimums also facilitates the construction of small multifamily complexes, often called "missing middle" housing. These are the small apartment buildings that may fit within the fabric of a neighborhood but for which a large parking garage would never be financially or architecturally feasible. It's important to note that empirical research has shown repeatedly that eliminating parking minimums does not eliminate the construction of off-street parking by developers. Rather, parking reform allows builders to right-size parking for their particular projects. In some cases, that means building less parking, and in some cases, none. The reduction in parking spots reduces the cost of construction, and as a consequence can dramatically decrease rents.

Finally, parking reform aligns with LA County's climate goals. Oversupply of parking incentivizes driving and increases carbon emissions. With transportation constituting the greatest source of emissions in California, parking reform holds the promise of addressing both housing affordability and climate change.

Thank you so much for your service, and please join me in supporting parking reform in LA County!

Sincerely, Samuel Gutierrez

Sincerely,
Samuel Gutierrez
10000 Imperial Hwy Apt E107 Downey, CA 90242-3225 mycasaisyourcasa1@yahoo.com

Alyson Stewart

From: Rafael Andrade
Sent: Tuesday, July 25, 2023 7:10 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Support of LA County Multifamily Parking Ordinance

-----Original Message-----

From: alexarellanoiajc@everyactioncustom.com <alexarellanoiajc@everyactioncustom.com>
Sent: Monday, July 24, 2023 3:42 PM
To: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>
Subject: Support of LA County Multifamily Parking Ordinance

CAUTION: External Email. Proceed Responsibly.

Dear LACounty Planning Commission,

At your July 26th meeting, Planning Staff will be making a presentation to you on how parking reform promotes housing affordability. Staff will discuss a number of strategies, including transit demand management, shared parking, and importantly the reduction and/or elimination of parking minimums for new multifamily housing. As we're sure you know, the Board of Supervisors made a commitment to parking reform by including it as one of the short-term programs in the LA County Housing Element. I stand with Abundant Housing in urging you to make good on that commitment by adopting a new ordinance in the months ahead which eliminates the requirement to provide parking in new multifamily housing.

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Thank you so much for your service, and please join me in supporting parking reform in LA County!

Sincerely,

Sincerely,
Alex Arellano
236 Atlantic Ave Apt 2 Long Beach, CA 90802-3224 alexarellanoiajc@gmail.com

Alyson Stewart

From: DRP Public Comment
Sent: Tuesday, July 25, 2023 11:45 AM
To: Alyson Stewart
Cc: Bruce Durbin
Subject: FW: Public Comment on Item5(a)

FYI

From: Emmanuel Alcantar <emmanuel.j.alcantar123@gmail.com>
Sent: Tuesday, July 25, 2023 11:44 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Public Comment on Item5(a)

CAUTION: External Email. Proceed Responsibly.

To the LA County Regional Planning Commission,

I'm writing to urge you to support parking reform (item 5a). The Board of Supervisors made a commitment to parking reform by including it as one of the short-term programs in the LA County Housing Element. I stand with Abundant Housing in urging you to make good on that commitment by adopting a new ordinance in the months ahead which eliminates the requirement to provide parking in new multifamily housing.

The County of Los Angeles is under an imperative to dramatically increase its housing production in order to meet its Regional Housing Needs Assessment targets. To do so it must build new housing at all income levels. Parking reform is a key tool to the County do just that. Research into the City of San Diego found that, when parking minimums were abolished there, the change was followed by a significant boost in the production of market-rate housing, units in 100% affordable housing projects, and affordable units in mixed-income housing projects. The increase in deed-restricted affordable units was particularly dramatic.

Reducing parking minimums also facilitates the construction of small apartment buildings that may fit within the fabric of a neighborhood but for which a large parking garage would never be financially or architecturally feasible. Parking reform allows builders to right-size parking for their particular projects. In some cases, that means building less parking, and in some cases, none. The reduction in parking spots reduces the cost of construction, and as a consequence can dramatically decrease the cost of rent to tenants. This is critical given the amount of rent burden families face here in Los Angeles.

Finally, parking reform aligns with LA County's climate and environmental justice goals. Oversupply of parking incentivizes driving and increases pollution and we know that the pollution from cars disproportionately affects low-income communities of color. This is especially important to me as a LA County resident in South Los Angeles where we suffer from some of the worst air pollution in the country and suffer from extreme heat.

Thank you so much for your service, and I hope you support parking reform.

Sincerely,
Emmanuel Alcantar
emmanuel.j.alcantar123@gmail.com
213.842.5800